



## CITY OF DES MOINES, WASHINGTON

Planning, Building, and Public Works Department  
21630 11<sup>th</sup> Avenue South, Suite D  
Des Moines, WA 98198  
Phone: (206) 870-7576 Fax: (206) 870-6544

# NOTICE OF PUBLIC MEETING AND PUBLIC HEARING

The public is invited to review contents of the official file for the proposal. Written comments are also encouraged and will be accepted for consideration if filed with the Planning, Building, and Public Works Department on or before **October 13, 2011**. The public may also request to receive a copy of the final decision.

<b>NOTICE OF APPLICATION DATE:</b>	September 28, 2011	<b>COMMENT DUE DATE:</b>	October 13, 2011
<b>PROPOSAL:</b>	Modifications to Land Use Application LUA2008-0040 entitled "Waterview Crossing" which consist of following request: (1) Amend Section 8 (Termination) of the Development Agreement approved pursuant to Des Moines Resolution 1058 in order to extend each of the five benchmark dates by four years; (2) Add a section to the existing development agreement to ensure that all previously approved permits and/or decisions will remain in effect for the life of the Development Agreement; (3) Amend the expiration date of the Planned Unit Development approved pursuant to Des Moines Ordinance 1485 in order to be consistent with the amended Termination Section of the Development Agreement.		
<b>APPLICANT:</b>	SSI Pacific Place, LLC.		
<b>LOCATION:</b>	Property presently consists of several separate contiguous tax lots located within the Pacific Ridge Neighborhood and is bordered on the west by Pacific Highway South, on the east by 29th Ave. South, on the south by South 220th St., and to the north by South 218th St.  <b><u>Tax Parcels:</u></b> 2156400280, 2724201790, 2724201700, 2724201800, 2156400263, and 2156400269.		
<b>FILE NUMBER:</b>	LUA2008-0040 (Waterview Crossing)		
<b>ENVIRONMENTAL REVIEW:</b>	The proposed project is located in the Pacific Ridge Neighborhood which is covered by a SEPA Planned Action Ordinance. The City has determined that the project is consistent with the Planned Action Ordinance; therefore, a threshold determination or EIS is not required pursuant to WAC 197-11-172.		
<b>PUBLIC MEETING:</b>	Notice is hereby given that the Des Moines Planning Agency will conduct a <b>Public Meeting to review the proposal on <u>October 3, 2011 at 7:00 p.m.</u> or as soon thereafter as the matter may be heard in the Council Chambers, 21630 11th Avenue South, Suite B, Des Moines, WA 98198.</b>		
<b>PUBLIC HEARING:</b>	Notice is hereby given that the Des Moines City Council will conduct a <b>Public Hearing to review the proposal on <u>October 13, 2011 at 7:30 p.m.</u> or as soon thereafter as the matter may be heard in the Council Chambers, 21630 11th Avenue South, Suite B, Des Moines, WA 98198.</b> The City of Des Moines provides special accommodations such as hearing devices, wheelchair space, and large print material for city meetings. Anyone needing special assistance should contact the city clerk at 206-878-4595.		

<b>EXISTING ENVIRONMENTAL DOCUMENTATION:</b>	Preliminary Technical Information Report (Drainage), prepared by Barghausen Engineering; Traffic Impact Analysis prepared by Heath & Associates, Inc.; and Phase I Environmental Site Assessment prepared by the Riley Group Inc.
<b>APPEAL INFORMATION:</b>	The above proposal is a Type IV Land Use Action and as such, the final decision would be appealable to the Superior Court for King County under the Land Use Petition Act, Chapter 36.70C RCW, as set forth in DMMC 18.56.180 and 18.94.300.
<b>CITY CONTACT:</b>	For further information contact <b>Jason Sullivan, Senior Planner</b> by phone <b>206-870-6551</b> or by email address <a href="mailto:jsullivan@desmoineswa.gov">jsullivan@desmoineswa.gov</a> .





Pacific Highway South

29th Avenue South

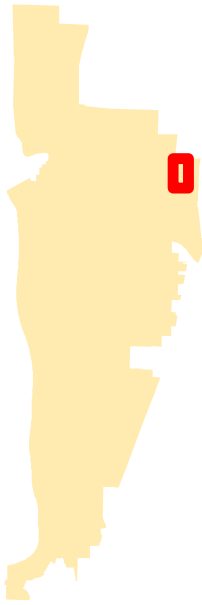
South 220th Street



**LUA08-040**

**Waterview Crossing  
Vicinity Mao**

 Applicant's Property



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